



For Sale, Land, Plot, Nicosia, Agia Varvara, 1,320m²

For Sale : € 160,000

Description

Creating Your Vision on Solid Ground starts with identifying opportunities that offer maximum efficiency within an established residential framework. This plot in Agia Varvara represents a premier choice for those seeking a balance between a small development and high-value living. Its manageable size and high buildable potential make it an ideal candidate for a bespoke residence or a high-quality semi-detached project that rewards strategic Cyprus real estate investment.

Balance between Small Development and High-Value Living

The property is situated within the Kα6 residential planning zone, which is recognized for its versatile and high-yield development parameters. With a building density of 90% and a coverage factor of 50%, the land offers significant potential to maximize internal living area while maintaining a functional and attractive outdoor space. The zoning allows for construction across two floors with a maximum height of 10m, providing the flexibility needed to design a contemporary home that stands out in the neighborhood. Investing in an asset with these core characteristics ensures your project remains a secure and solid asset for over 3 decades of experience.

Description Residential plot of 1320 sq.feet falling in zone Ka6 building factor 90% coverage 50%. The property is located within a quiet residential pocket of Agia Varvara, offering a level surface and a regular shape that facilitates a straightforward and efficient construction process. It is perfectly suited for those looking to build a high-quality home with easy access to the capital's main road networks.

Building Density 90%

Cover Factor 50%

Town Planning Zone Residential (Zone Kα6)

Proximity Landmarks Located near the Holy Church of Agia Varvara and the Agia Varvara Regional Health Center.

Strategic Location and Community Amenities

The true value of this land is rooted in its location, providing a tranquil village lifestyle without sacrificing the convenience of modern urban infrastructure.

Plots of land for sale in Nicosia: A focused opportunity to acquire a residential plot with high density in the growing suburb of Agia Varvara.

Cyprus real estate investment: A high-potential asset perfect for those seeking immediate value and capital growth in a peaceful setting.

Agia Varvara Regional Health Center: Situated just 2 minutes away, ensuring vital medical services are within immediate reach.

A1 Motorway Junction: Reachable in just 4 minutes, offering a direct and fast connection to Nicosia, Larnaca, and Limassol.

Pera Chorio-Nisou: Located within a 6-minute drive, providing access to major supermarkets, retail shops, and essential commercial services.

Nicosia General Hospital: A 12-minute drive ensures your home is perfectly connected to the island's primary healthcare facilities.

Agia Varvara Village Core: Positioned only 1 minute away, offering the traditional charm and amenities of the local community.

If you are looking for G&P Lazarou trusted properties that offer the perfect balance of density and residential comfort, this Agia Varvara plot is a remarkable opportunity. Residential lands with 90% density in such friendly neighborhoods are highly sought after by savvy investors.

Contact G&P Lazarou for a private consultation to discuss the architectural possibilities of this site. G&P Lazarou has been a leader in the Cyprus property market for 3 decades of experience.

Details

Property Type: **Land**

Status: **Available**

[Website](#)

Main Features

Property Subtype: **Plot**



Area

Plot Area: **1,320m²**



Gallery

